



WOODLAND HOUSE CONDOMINIUM ASSOCIATION

40th ANNIVERSARY CELEBRATION

July 20, 2003

BOARD OF DIRECTORS

President
Elizabeth Hengstenberg

Vice President
Robert Houle

Treasurer
Michael Marti

Secretary
Margaret Cibes

Ida Feldman

Nan Glass

Sally Kirkutis

Teddy Ruiz

Ben Seidel

MANAGEMENT

Enhanced Management
Services, LLC

Owner
Lon Brotman

Building Manager
Lissa Jarvis

Greetings from the Association President

The Association presents our birthday party attendees with this limited edition commemorative booklet. We have assembled some interesting information—both anecdotal and official—about the Woodland House. We also recognize five residents who have lived here since the beginning. Enjoy!

Elizabeth (Slim) Hengstenberg

THE BEGINNING—MAJOR PLANS

New 12-Story Apartment Begun on Woodland St. *The Hartford Courant*, March 22, 1962

Workmen are laying the foundation for a 12 story apartment house on Woodland Street near Farmington Avenue. A spokesman for the project said Wednesday the building will cost \$3.5 million.

The general contracting company is Woodland Construction Corp. of 121 Tremont Street. Its officers, a four-man builder-owner team, are Norman and Leland Zaubler, Jerome Kelter and C. Ronald Rabin.

The builders say the contemporary structure, to be named Woodland House, will be the first high-rise luxury apartment building of its size in Hartford. They plan 240 apartments.

On the site, a pile driver is hammering piles 120 feet into the ground for the foundation of the T-shaped building which will sit between Woodland Street and the Park River.

Target date for its completion is in the spring of 1963.

Drawings indicate the apartment house will occupy about 14 percent of a tract which measures almost four acres. The builders intend to landscape the open area that remains.

(Continued on page 2)

THE BEGINNING *(Continued from page 1)*

TODAY—MAJOR AWARDS

Woodland House has won awards for management from the Community Associations Institute for the years 1993, 1994, 1995, 1996, 2000, and 2001.

According to *The Hartford Courant* (1996) "To the more than 360 residents living at Woodland House, their 'vertical neighborhood' is one of Hartford's best-kept secrets Recently the Woodland House was honored as the best managed condominium complex in Connecticut by the Community Associations Institute The Connecticut chapter reaches out to 125,000 condominium households through 400 member condo owners, associations, industry professionals, and vendors."

**31 Woodland Street
Hartford, CT**

APARTMENT LIVING 1963-1981

The Woodland House, a 12-story high rise, occupies a 3.3 acre private park-like setting on Woodland Street in Hartford's West End/Asylum Hill neighborhood.

Norman Zaubler was the original owner and manager of the building. He and his wife, Hope, came to Hartford from the Upper East Side of New York City. From the beginning, Zaubler lived in the building, where he oversaw every aspect of its maintenance and knew each of the residents on a personal basis.

Morris Joseloff, a founder of the Finast Supermarket chain, contracted with Zaubler for a 2780-square-foot penthouse suite for his family (now Unit 12ABC).

The gala event of each year was a December holiday party at the Hotel Sonesta, to which every resident was sent an engraved invitation. The Zaublers greeted each guest in the grand ballroom. Attire was formal, and entertainment was provided by Paul Landerman's Orchestra. The Zaublers also hosted summer cookouts by the pool.



Eventually, the Zaublers moved to the penthouse from their two-bedroom apartment, and expanded their entertaining, often inviting residents for cocktails and hors d'oeuvres. Mr. Zaubler was an ardent bridge player and never lacked for bridge partners or bridge parties.

Originally the underground garage area was designed to serve as a bomb shelter, for which it was stocked with food, cots, and supplies for tenants and neighbors.

At the pool, lifeguards were teenagers who lived in the building, and shuffleboard groups and swim groups met at various times of the day for exercise and comradeship.

A hair dressing studio and a travel agency operated on the first floor of the building until the conversion to condominiums in 1981. The Community Room was an apartment.



Woodland House is to be a fully fireproof, reinforced concrete building with brick and glass its visible construction features.

Apartments will have one and two bedrooms with some efficiency units. Special floor plans will be available upon request.

Among luxury items earmarked for the apartment house, the project spokesman mentioned underground parking for 180 cars, private balconies and patios, high-speed elevators, central air-conditioning with individual controls, carpeted corridors and such services as doorman, valet, maid and houseman.

The architect is Kane and Fairchild Associates of 734 Asylum Street. Francolino & Lapuk at the same address are the structural engineers. The mechanical engineers are Koton & Donovan of 740 North Main Street, West Hartford.



CONDOMINIUM CONVERSION 1981-1984 AND CONDOMINIUM LIVING 1984-PRESENT



Starting in 1981, the Woodland House apartments were converted into condominiums, and each tenant was offered the opportunity to buy an apartment. Residents older than 62 years were permitted by law to continue renting at market prices.

Some improvements made at that time were:

- community room with kitchen, library, large-screen TV
- health club and sauna
- full-sized laundry facility with sitting area, TV
- new hallway lighting, carpeting
- gazebo, additional landscaping
- new elevator wall coverings
- individual storage bins

The Woodland House Condominium Association, Inc., elected its first Board of nine Directors in 1984.

Since that time, additional improvements have included:

- new trash compactor
- new air-conditioning chiller
- newly decorated lobby and front desk
- new out-of-ground oil tank
- new windows
- new elevator wall coverings

ASSOCIATION PRESIDENTS	
Herbert Emmerman	1982-1984
Raymond Howell	1984-1986
Glendon Mayo	1986-1987
Paul Cramer	1987-1992
Lawrence Reeves	1992-1997
Elizabeth Hengstenberg	1997-present



A window replacement project was completed in 2001. The project cost of \$1,300,000 was funded by a construction bank loan, with no special assessment to unit owners. The architectural firm was James Vance & Associates.



ORIGINAL CONDO FEES			
Studio	\$125.49	2 Bedroom	\$243.22
1 Bedroom	\$188.98	3 Bedroom	\$376.94

“THE CIRCUS” STORY

Mobile Recovered Hung with Ceremony in Condo *The Hartford Courant, January 19, 1996*

An empty hook protruding from a lobby ceiling is what started all the fuss. A commissioned work of art once hung from it in the Woodland House, and a resident remembered that the mobile measured three stories high.

The mystery of where the mobile had gone was slowly unraveled, and on Thursday, it was reassembled with the help of its original creator and an anonymous donation of \$15,000.

The sun and moon were put back among the acrobats and delicate figurines in “The Circus,” a title chosen for the mobile by its artist, Sidney Simon.

A work with five figurines bonded in bronze over Fiberglas and painted in gold leaf was what Simon chose to create for the apartment’s developer, Norman Zaubler, decades ago. When the 237 luxury apartments on Woodland Street in Hartford were completed in 1963, the mobile was hung amid the grandeur. But when the Asylum Hill building changed ownership and was converted to a condominium association in 1981, the mobile disappeared.

It was found by building superintendent Yvon Roy among sinks, toilets and vacuums in a storage room at Woodland House

“It all started when somebody asked what the hook up there was for,” said Lawrence Reeves, president of the condominium association board.

Having lived at Woodland House since 1963, when the mobile was first installed, Alexander McNally was able to provide an answer.

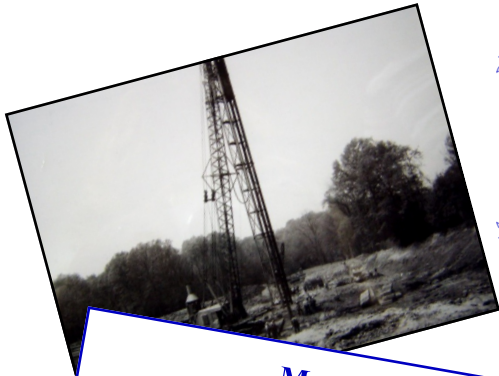
“I saw it installed the first time, and Sidney



was here then,” McNally said. “He looked the same as he does now, though he’s 79 now and it was 30 years ago.” . . .

[When found,] one figurine was missing. A sculpture committee [chaired by Anne Healey] was formed to find the artist and raise money A condominium resident donated \$15,000 for the work, and on Thursday, Simon and a crew of three traveled by car from New York City to Hartford for its re-installment

Born in Pittsburgh, Simon now lives in New York His artwork is among collections at the American Embassy in Paris, the Museum of Modern Art and the U.S. Department of Defense Historical Collection in Washington.



WOODLAND HOUSE RESIDENTS FROM THE BEGINNING . . .

MARCHBANKS

In July 1964, **Vance and Lois Marchbanks** arrived at Woodland House. Lois has lived in Unit 10D for 39 years.

Having retired from his position as a Senior Flight Surgeon in the U.S. Air Force, Dr. Marchbanks opened a medical office on the mezzanine level and performed physical examinations on all air traffic controllers and pilots from each of the major airlines.

(Continued on back)

ELSNER

On October 17, 1963, **Morton and Marilyn Elsner** signed a lease and moved into Unit 2T with their Chihuahua. They both live in Unit 2S today. Morton is a Hartford attorney.

Woodland House was in a central location for them, and the lifestyle was comfortable. In those early days, most residents knew each other on a first-name basis, because they had been previously acquainted. Building Manager Stanley Grant had a very competent and helpful staff and "started a tradition of excellence which exists today."

(Continued on back)

GIAQUINTO

In September 1963, **Francis and Rita Giacquinto** moved into Unit 7T. Rita now lives in Unit 4F.

Their original apartment was a one-bedroom unit with a balcony overlooking a very large hole in the ground behind the building, a hole which became a beautiful swimming pool in 1964, complete with lush landscaping and a gazebo.

Their initial rent was \$230 per month and their garage parking fee was \$25.



M McNALLY

In October 1963, **Alexander and Tina McNally** moved into Woodland House. Tina still lives in Unit 10R.

They had heard about Woodland House from acquaintances and came from New York City, where they had been accustomed to high-rise living. The initial rental price of \$200 seemed a bargain after New York City prices.

(Continued on back)

ELSNERS (cont'd)

The Elsners first resided in Unit 2T. Marilyn's parents moved into Mr. Zaubler's Unit 2S, after he moved to the penthouse. After the deaths of Marilyn's parents, the Elsners moved into Unit 2S and subsequently purchased it as a condominium.

Two of their neighbors on the 2nd floor were Commodore Eugene Wilson and his wife, who lived in Unit 2R. Commodore Wilson headed Pratt & Whitney.



MARCHBANKS (cont'd)

Dr. Marchbanks also joined a group of businessmen who met nightly in the lobby to chat and reminisce. Messrs. Twaddle, Cosgrove, McGurk, Taber, and others eventually became known as "The Cracker Barrel Group."

MCNALLY (cont'd)

Sandy was a wine manager with Heublein, where he introduced the wine auction. For eleven years Heublein's was the only wine auction in the country. Of course, there are hundreds of wine auctions now. In 1962 he introduced table wine to the public and traveled internationally to promote it. At Heublein Sandy was called "Mr. Wine."



At Woodland House, Sandy was instrumental in restoring "The Circus" sculpture to the lobby in 1996.